

ACORN LOAN ACQUISITION VENTURE III, L.P.

Plaintiff,

vs.

Case No. 11-CV-2917

Case Code: 30404, 30301

BROOKFIELD TRAILS, LLC, *et al.*Defendants.

---

**NOTICE OF SHERIFF'S SALE**

---

**PLEASE TAKE NOTICE** that by virtue of the "Stipulated Order for Entry of Money Judgment and Foreclosure Judgment With No Redemption Period" entered in favor of Acorn Loan Acquisition Venture III, L.P. on June 25, 2012, I will sell at public auction in the Lobby of the Waukesha County Sheriff's Department Justice Center, 515 W. Moreland Blvd., in the City of Waukesha, County of Waukesha, State of Wisconsin, at 9:00 a.m. on the 20<sup>th</sup> day of August, 2012, following described property:

**Legal Description**

Lot Two (2) of Certified Survey Map No. 10365 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on April 6, 2007 in Volume 98 of Certified Survey Maps, at Page 197, as Document No. 3470685, being a Redivision of Lot One (1) of Certified Survey Map No. 6663 and 7803 in the Northwest One-quarter (1/4) and the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Twenty-nine (29), Township Seven (7) North, Range Twenty (20) East. Excepting therefrom that part of Lot Two (2) of Certified Survey Map 10365 in the Northwest One-quarter (1/4) and the Northeast One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Twenty-nine (29), Township Seven (7) North, Range Twenty (20) East, described as follows: Commencing at the Northeast corner of said Southwest One-quarter (1/4); thence North 87° 50' 13" West, on and along the North line of said Southwest One-quarter (1/4), 872.45 feet to the point of beginning; thence South 64° 57' 10" West, 159.74 feet; thence South 12° 00' 12" East, 565.75 feet; thence South 89° 04' 49" West, 4.21 feet; thence South 12° 51' 30" East, 86.27 feet to the beginning of a curve to the left, having radius of 330.00 feet and a long chord of South 15° 21' 29" East 28.78 feet; thence Southeasterly, on and along said curve, 28.79 feet; thence South 17° 51' 27" East, 177.74 feet to the beginning of a curve to the right, having a radius of 70.01 feet and a long chord of South 09° 03' 28" East, 21.42 feet; thence Southeasterly on and along said curve, 21.50 feet; thence South 00° 15' 29" East, on and along said West line, 186.51 feet to a point on the North right of way line of Bluemound Road thence South 89° 04' 49" West, on and along said North right of way line 412.94 feet; thence North 12° 17' 34" West, 1119.52 feet to a point on the North line of said Southwest One-quarter (1/4);

thence North 87° 50' 13" East, on and along said North line, 597.40 feet to the point of beginning. Said land being in the Town of Brookfield, County of Waukesha, State of Wisconsin.

Now known as:

Units 1101 through 1108, inclusive, Units 1201 through 1208, inclusive, Units 2101 through 2108, inclusive, Units 2201 through 2208, inclusive, Units 3101 through 3108, inclusive, Units 3201 through 3208, inclusive, Units 4101 through 4108, inclusive, and Units 4201 through 4208, inclusive, together with an undivided interest in and to the common elements and facilities set forth in the declaration of condominium for Brookfield Trails Condominium Addendum No. 1, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the declaration of condominium recorded in the Office of the Register of Deeds on February 26, 2008 as Document No. 3548282 and amendment number 1 recorded August 28, 2008 as Document No. 3596028. Located in the Town of Brookfield, Waukesha County, Wisconsin.

For informational purposes only:

Address: 625 Shepherd Court, Units 1101 to 1108 and Units 1201 to 1208

Parcel Identification No.:

BKFT 11239750003 (Unit 1101)  
BKFT 11239750004 (Unit 1102)  
BKFT 11239750005 (Unit 1103)  
BKFT 11239750006 (Unit 1104)  
BKFT 11239750007 (Unit 1105)  
BKFT 11239750008 (Unit 1106)  
BKFT 11239750009 (Unit 1107)  
BKFT 11239750010 (Unit 1108)  
BKFT 11239750011 (Unit 1201)  
BKFT 11239750012 (Unit 1202)  
BKFT 11239750013 (Unit 1203)  
BKFT 11239750014 (Unit 1204)  
BKFT 11239750015 (Unit 1205)  
BKFT 11239750016 (Unit 1206)  
BKFT 11239750017 (Unit 1207)  
BKFT 11239750018 (Unit 1208)

RECEIVED  
2012 JUL 11 PM 3:45  
WAUKESHA SHERIFF  
PROCESS DIVISION

And all other units are vacant and are part of BKFT 1123975019

**This property will be sold AS IS, WHERE IS, with no representations or warranties.** There is no warranty relating to title, possession, quiet enjoyment or the like in this disposition.

The winning bidder will be required to post ten percent (10%) of the bid amount by cashier's check or other cash equivalent.

Dated this 11<sup>th</sup> day of July, 2012.

**Daniel J. Trawicki**

Daniel J. Trawicki, Sheriff of Waukesha County

Plaintiff's Attorneys:

von Briesen & Roper, s.c.

Christopher J. Schreiber, Esq.

411 E. Wisconsin Avenue, Suite 700

Milwaukee, Wisconsin 53202

Telephone: (414) 287-1212

Facsimile: (414) 238-6648

E-Mail: [cschreib@vonbriesen.com](mailto:cschreib@vonbriesen.com)

23145057\_1.DOC

RECEIVED  
2012 JUL 11 PM 3:45  
WAUKESHA SHERIFF  
PROCESS DIVISION